



OFFICES

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

SUPERB MODERN OFFICES

with CAR PARKING

1274 sq ft to 2656 sq ft (247 sq mtrs) approx.

TO LET - NEW LEASE



GROUND FLOOR OFFICES

GROSVENOR COURT • HIPLEY ST • OLDWOKING • SURREY • GU22 9LL

LOCATION:

The property is located in Hipley Street which is located on the north side of the High Street in Old Woking and is within approximately 1.5 miles radius of Woking Town Centre and the main line station from which services reach London Waterloo in approximately 30 minutes. The premises are well located for road communications including the A3 (London to Portsmouth Road) and hence junction 10 of the M25 London Orbital Motorway at Wisley. Heathrow and Gatwick Airports are both readily accessible via the M25 and there is a regular rail-air link providing coach services to Heathrow Airport.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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GROUND FLOOR OFFICES

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DESCRIPTION: Grosvenor Court is a modern development comprising three self-contained terraced office buildings on three levels. The subject premises are situated on the ground floor of building 2 and building 3 and provide inter communicating office accommodation extending to some 2656 sq ft in total. The offices will be subject to a complete refurbishment and are arranged to provide broadly open plan offices together with a dedicated comms room and meeting room.

ACCOMMODATION: [All areas are net internal and approximate]

Ground floor building 2	1274 sq ft
Ground floor building 3	1382 sq ft
Total	2656 sq ft (247 sq mtrs)

Note: Our clients would consider letting the offices singularly i.e. in 2 x suites of 1274 sq ft and 1382 sq ft or as a whole, 2656 sq ft.

AMENITIES:

- Air Conditioning
- Suspended ceilings
- Double Glazing
- Shower facilities
- Male/Female WCs
- Fully accessible raised floors
- Recessed LDG3 lighting
- Fully Carpeted
- On site parking for 9 cars
- Disabled Persons WCs

LEASE TERMS: The premises are available by way of a new lease for a term to be agreed.

RATES:

Description:	Offices and Premises
Rateable Value:	£50,000.00
Rates Payable:	£24,650.00 approx. for the year 2015/16

RENT: Details upon application.

VAT: VAT will be applicable to both rent and service charge.

SERVICE CHARGE: £11,120.39 for the year ending March 2015

Note: the service costs includes electricity.

LEGAL COSTS: All parties to bear their own legal costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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